



**CARVERS**  
SALES & LETTINGS

Smithson Close  
Moulton, Richmond, DL10 6QP  
Price £475,000

Bungalow - Detached



This wonderful three bedroom bungalow is the ideal spot for quiet village living. Situated in the village on Moulton, close to the market town of Richmond and wider commuter networks, the property sits in a private cul-de-sac in a quaint spot. Internal accommodation consists of an entrance hallway, separate living room, kitchen dining room, three good sized bedrooms, two with en-suites, as well as a family bathroom servicing the rest of the house. Externally the property holds a pretty front garden with an enclosed rear garden, double driveway and detached double garage. Presented immaculately this property is ready to love from the moment you enter. Oil central heating and UPVC double glazing is present throughout. North Yorkshire Council Tax Band F. EPC rating to follow.



- Detached Bungalow
- Three Bedrooms
- Spacious Lounge
- Double Detached Garage
- Village Location
- Three Bathrooms
- Kitchen Diner
- Gardens Front and Rear

#### GENERAL INFORMATION

Tenure: Freehold

Services: Oil central heating, mains electric, water and drainage.

Double glazing

Local Authority: North Yorkshire Council (Richmondshire) (Tax Banding F)

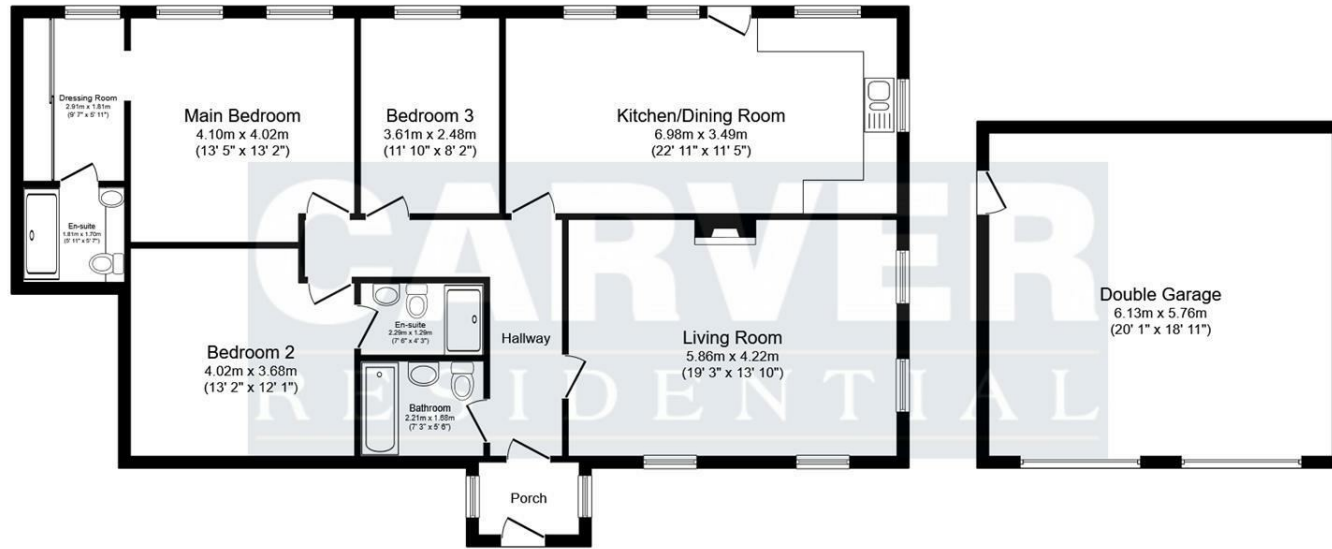
#### Buyer Identification Check

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

#### Property Size Reference

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. this may potentially exclude a conservatory and/or garage)





**Ground Floor**  
Floor area 118.2 sq.m. (1,272 sq.ft.)

**Garage**  
Floor area 35.3 sq.m. (380 sq.ft.)

**Total floor area: 153.5 sq.m. (1,652 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property size taken from EPC  
1291.00 sq ft

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